



2008-2014 Housing Element Update

November 3, 2011 Planning Commission
City of Newport Beach

What is the Housing Element?

- ▣ Sets a 7-year plan to meet the existing and projected housing needs of all economic segments of the community
- ▣ Identifies constraints to the development and maintenance of housing
- ▣ Establishes goals, policies, and programs pertaining to housing needs

Development of HE

- ▣ Public Workshops
 - March 31, 2008- Developers
 - March 31, 2008- Service Providers/ Advocates
 - June 11, 2008- all members of public
- ▣ Planning Commission – June 19, 2008
- ▣ City Council- August 12, 2008
- ▣ Four Drafts to HCD
- ▣ Housing Interest List- Continual Involvement
- ▣ HCD approved September 2011

Existing Housing Needs

- ▣ Analysis of population and employment trends
- ▣ Analysis of household characteristics, overpayment, overcrowding, and housing stock conditions
- ▣ Analysis of units at-risk of conversion to market-rate
- ▣ Special housing needs (i.e. elderly, disabled, female-headed households, large families, farm workers and homeless persons and families)

Projected Housing Needs

- ▣ Regional Housing Needs Assessment (RHNA)
- ▣ Construction not required; good faith effort
- ▣ Carry over-62 VL& 83 Mod
- ▣ Total Housing Need 2006-2014

Table H35 Total Construction Need by Income, 2006–2014

<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
451	319	442	702	1,914
24%	17%	23%	36%	100%

Sites Analysis & Inventory

- ▣ Inventory & description of land
- ▣ Realistic housing opportunities
- ▣ Parcel-specific analysis
 - Zoning
 - Vacant or underutilized
 - Development limits/densities
 - Environmental issues/constraints
 - Public service capacity levels
- ▣ Organized by key opportunity areas

Sites Analysis and Inventory

Table H36 Sites Analysis and Inventory Summary

Areas	General Plan Designation	Zoning Designation	Realistic Dwelling Unit Capacity*	Density (du/acre) or Development Limit
VACANT				
Banning Ranch	RV and OS	Planned Community (PC)	1,375	Maximum development limit of 1,375 du.
Corona del Mar	RM	RM	7	Development limit of 8 du permitted
San Miguel	RM	Planned Community (PC)	4	Development limit of 10 du permitted
INFILL/MIXED-USE				
John Wayne Airport Area	MU-H2	Planned Community (PC)	2081	30 du/ac minimum and 50 du/ac maximum. ** Development limit of 2,200 du permitted as replacement of existing uses (550 du permitted as infill)
Newport Center	MU-H3 and RM	Planned Community (PC)	529	Development limit of 529 du permitted as infill
Mariners' Mile	MU-W1 and MU-H1	MU-W1 and MU-MM	236	MU-W-1: ■ Mixed-Use FAR: 1.0, with 0.5 for residential ■ Multi-Family Residential: 12 du/acre (50% of site) MU-MM: ■ Mixed-Use: FAR 1.5, with 1.0 for residential
West Newport Mesa	RM	RM	132	18 du/ac
Dover Dr./ Westcliff Dr.	MU-H1	MU-DW	89	MU-DW: FAR 1.5, with 1.0 for residential
Balboa Peninsula Area			179	
Lido Marina Village	MU-W2 and RM (20/ac)	MU-W2 and (RM 2178)	70	MU-W2: FAR 1.5, with 0.8 for residential RM (20 du/acre)
Cannery Village	MU-H4 MU-W2	MU-CV/15 th St. and MU-W2	56	MU-CV/15 th St.: ■ Mixed-Use: FAR 1.5, with 1.0 for residential ■ Multi-Family: 20.1 to 26.7 du/net acre MU-W2: ■ Mixed-Use: FAR 1.25, with 0.75 for residential
Balboa Village	MU-V	MU-V	14	MU-V: FAR 1.5, with 1.0 for residential
McFadden Square	MU-W2	MU-W2	39	MU-W2: FAR: 1.25, with 0.75 for residential
Total			4,612	



AREA 1 WEST NEWPORT MESA

Map	Address/ APN	Area (sq. ft)	Acres	Zone	GP Designation	Existing Use	Additional Info	Infrastructure Sufficient to Serve Land Use?	Type of Land	Environ Constraints	Density	Potential Unit Capacity (du)	Realistic Unit Capacity (du)
Site 6	1539 Monrovia/ 424 401 06	49,642.46	1.139	RM	RM	Commercial storage/ Warehouse built 1970's		yes	NRU	Possible asbestos from older building	18 du/acre	20	20
Site 7	No address/ 424 011 20	21,780.1	0.5	RM	RM	Vacant land used for boat storage		yes	VNR	None	18 du/acre	9	9
Site 8	1526 Placenta Ave/ 424 161 08	15,048.35	0.35	RM	RM	Liquor store building built 1960's		yes	NRU	Possible asbestos from older building	18 du/acre	6	6
Site 9	1455 Superior Ave Fl 424 011 27	8254.15	0.19	RM	RM	Single family residence		yes	NRU	None	18 du/acre	3	3
Site 10	1455 Superior Gr 424 011 19	8257.1	0.19	RM	RM	Vacant site used as boat storage	none	yes	VRU	None	18 du/acre	3	3
Site 11	1455 Superior H/ 424 011 18	8257.13	0.19	RM	RM	Single family residence	(1)	yes	U	None	18 du/acre	3 with a net increase of 2	3 with a net increase of 2

AREA 1 WEST NEWPORT TOTAL DEVELOPMENT CAPACITY

132 du 132 du

Adequate Sites to Accommodate Lower-Income Housing Needs

- John Wayne Airport Area (30 -50 du/ac)



Constraints

- ▣ Constraint: General Plan Policy LU 6.15.6 – 10 acre minimum for residential neighborhoods
- ▣ Program HP3.2.2- Recognizing that General Plan Policy LU6.15.6 may result in a potential constraint to the development of affordable housing in the Airport Area, the City shall amend the General Plan and/or establish a waiver or exception to the minimum 10-acre site requirement. It is recognized that allowing a smaller scale development within an established commercial and industrial area may result in land use compatibility problems and result in a residential development that does not provide sufficient amenities (i.e. parks) and/or necessary improvements (i.e. pedestrian walkways). Therefore, it is imperative that the proposed waiver include provisions for adequate amenities, design considerations for the future integration into a larger residential village, and a requirement to ensure collaboration with future developers in the area.

Constraints

- ▣ Constraint: Sites remain zoned for commercial and industrial uses
- ▣ Program HP3.2.3- The City shall amend the Newport Place (PC 11) and Koll Center (PC 15) Planned Community texts to allow residential developments that include: 1) a minimum of 30 percent of the units affordable to lower-income households; and 2) densities between 30 du/acre and 50 du/acre consistent with the MU-H2 General Plan land use designation and policies for the Airport Area. It is recognized that adding residential as a permitted use where it was not allowed previously might require additional design attention to integrate uses. Therefore, the Planned Community Amendments will add residential uses as permitted by right subject to a site plan review to ensure integration within the existing area.

Programs

- ▣ Conservation & Improvement of Housing
- ▣ Variety of Housing Opportunities
- ▣ Adequate Residential Sites
- ▣ Provision and Preservation of Affordable Housing
- ▣ Housing for Special Needs Groups
- ▣ Fair Housing
- ▣ Program Monitoring

Negative Declaration

- ▣ Initial Study does not identify any potentially significant impacts on the environment
- ▣ 30-day public review
- ▣ Six comment letters
- ▣ No new environmental issues identified